

NASHVILLE

MIDDLE TENNESSEE RELOCATION GUIDE



COMPASS RE



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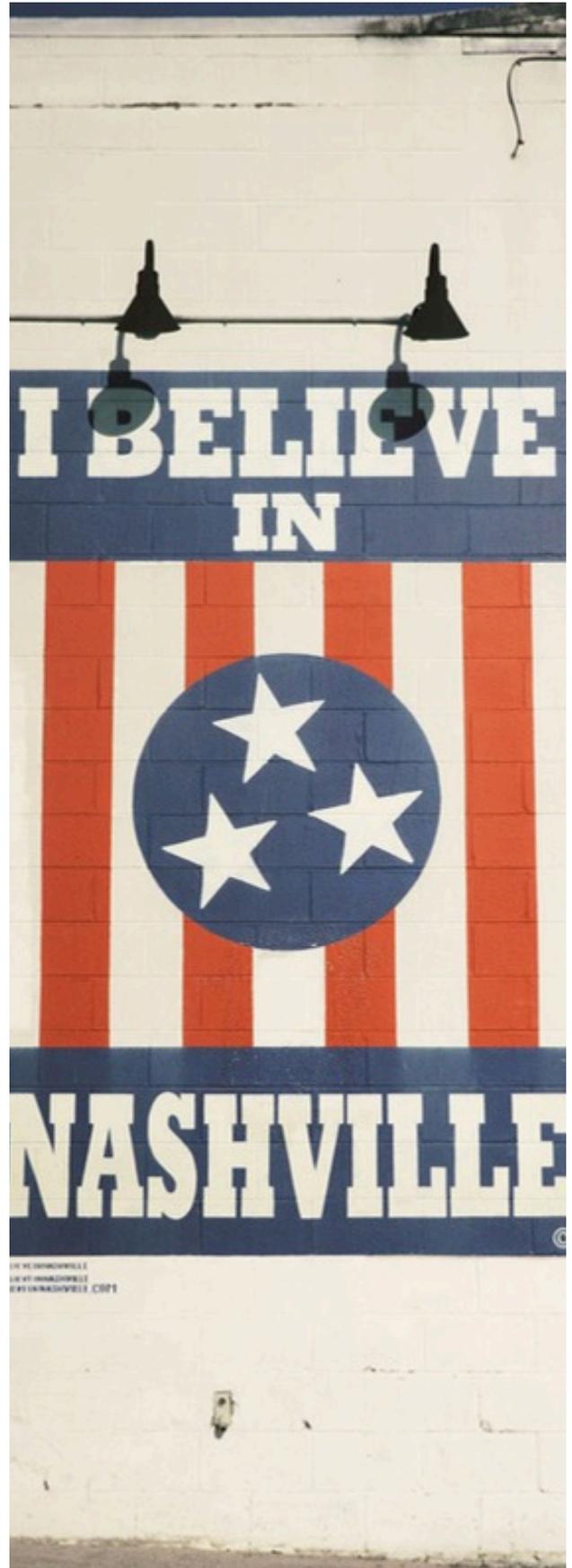
INTRODUCING NASHVILLE

Greater Nashville shines as one of America's most dynamic areas, where rolling hills and the winding Cumberland River create a stunning natural backdrop for a thriving metropolitan area. The region's robust economy continues to diversify beyond its healthcare and music roots, now attracting major tech companies and startups, all while maintaining its reputation for Southern hospitality and charm. The absence of state income tax adds to the area's strong appeal.

The city's diverse neighborhoods each tell their own story – from the artistic spirit of East Nashville to the sophisticated charm of Green Hills, from historic Franklin to the modern energy of The Gulch. Local coffee shops, independent boutiques, and world-class restaurants representing global cuisines flourish throughout these distinctive communities. Nashville's size strikes an ideal balance – large enough to offer endless entertainment options but small enough to maintain a strong sense of community.

Beyond the renowned music scene and professional sports teams, Nashville offers an exceptional quality of life through its extensive greenway system, nearby lakes, and abundant outdoor recreation opportunities. The city's central location and international airport make it easily accessible to major destinations across the country, while its strong sense of community makes newcomers feel instantly at home.

The surrounding area provides additional draws, from the historic charm of Franklin to the outdoor adventures at Percy Warner Park. Whether one seeks urban excitement or suburban tranquility, Greater Nashville offers the perfect blend of economic opportunity, cultural richness, and natural beauty – all wrapped in the warmth of genuine Southern hospitality, and we look forward to calling you 'neighbor' soon.



NASHVILLE IN THE NEWS

#6 Top Destinations in the U.S.

Tripadvisor's Traveler's Choice Awards, January 2025

#7 Best Food Destinations in the U.S.

Tripadvisor's Traveler's Choice Awards, January 2025

One of the 10 Destinations to Put on Your Travel Bucket List in 2025

AAA Club Alliance, January 2025

Named in the Top 25 Travel Destinations of 2025

Daily Mail, December 2024

Featured in 28 Cities That Go All Out for Christmas in America

Conde Nast Traveler, December 2024

Best Places in the U.S. to Celebrate New Year's Eve 2024

Traveling Lifestyle, December 2024

Best Places to Go in 2025

Frommer's, December 2024

#64 in the World's 100 Best Cities

World's Best Cities, December 2024

#41 Best Places to Retire in the U.S. in 2025

U.S. News, November 2024

#50 Best Places to Live

U.S. News & World Report, 2024

One of the 6 Best Places to Spend New Year's Eve in the U.S.

The Points Guy, November 2024

10 Best Readers' Choice Awards

USA Today, October 2024

#2 Best Large Airport

Nashville International Airport (BNA)

One of the Best Cities for Vegans & Vegetarians

Wallet Hub, September 2024

Among the 15 Best Cities in the U.S.

Travel + Leisure, July 2024

One of the Best Cities for Hockey Fans

Wallet Hub, May 2024

2024 Leisure Lifestyle Awards

Global Traveler, May 2024

#4 Best Adventure Destination

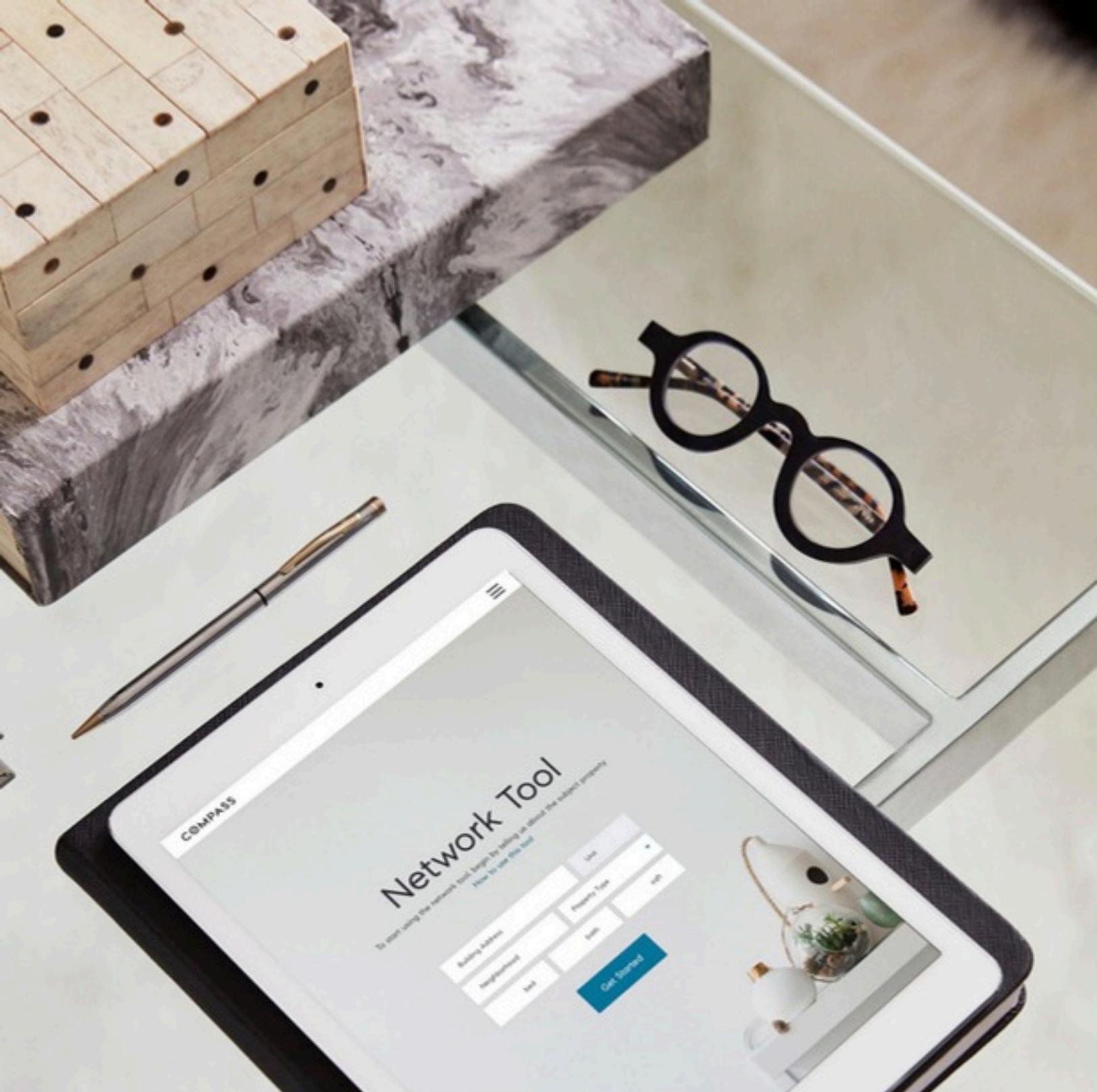
Domestic

#13 in The Best Fourth of July Celebrations Across the U.S.

Travel + Leisure, May 2024

#3 in The South's Best Cities 2024

Southern Living, March 2024



WORK WITH COMPASS, THE
#1 INDEPENDENT REAL ESTATE
BROKERAGE IN THE COUNTRY

OVERALL POPULATION + CLIMATE

GREATER NASHVILLE POPULATION

2,102,573+

Nashville's vibrant climate and thriving natural ecosystem appeal to many looking for an A+ quality of life.



Average Summer Temperature = 87°



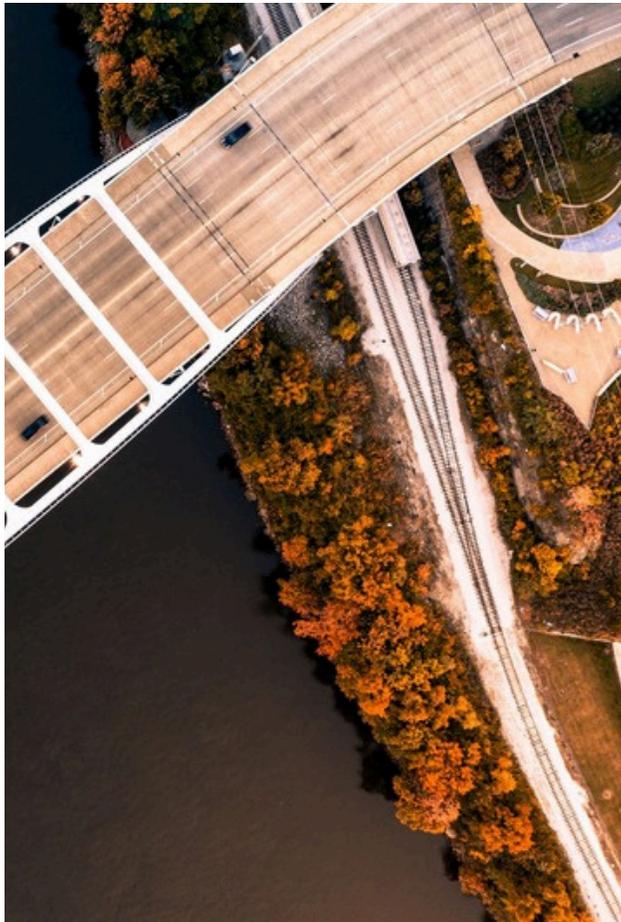
Average Winter Temperature = 54°



Average Days with Sun per year = 208



Average Annual Rainfall = 47.25"



GREATER NASHVILLE CLIMATE

Everything comes to life in **Spring** as the rolling hills blossom into a vibrant green speckled with flowering color. Thanks to the mild climate, spring starts early (February) with many plants coming to life, including tulips, azaleas, redwoods, irises, magnolias, and dogwoods. The impressive biodiversity of flora and fauna coupled with warm days and cool nights embody the growth that is so ubiquitous to Greater Nashville.

Summer brings an energy and verve that is unique to Greater Nashville. The season is ablaze with a seemingly never-ending roster of concert festivals. Live outdoor music shows scattered around town are a nightly staple, while daylight hours and temps call for time spent on and in the water at the hundreds of lakes and rivers. Prepare for sunshine, humid air, outdoor adventures, and energetic social events; summer in Greater Nashville is one you won't want to miss!

Fall showcases stunning colors in the leaves which is enough reason on its own to hike, backpack, walk, ride bicycles, or jog in the many parks and recreation areas. The days are warm and pleasant; the evenings are cool and calm. Coveted nearby natural attractions like Great Smoky Mountains National Park beckon adventurers and wanderlust-filled travelers alike. Firepit patios and outdoor dining feel especially good, surrounded by colorful leaves and crisp air.

Winter months in Greater Nashville offer a brief taste of snow and cooler weather. Lights and music decorate the city and its neighborhoods with holiday festivals and events in full swing. It's the perfect time of year to bundle up and enjoy time with loved ones, to spend moments around the fireplace, and to enjoy the hush of a peaceful backyard coated in a thin layer of new-fallen snow.



BUSINESS CLIMATE + LIVABILITY

#1 for Long-Term Fiscal Responsibility

U.S. News & World Report

#1 City for Job Seekers

MoneyGeek

#2 Best Place for New Businesses

SmartAdvisor

#2 for California HQ Relocations

Nashville Business Journal

#2 Hottest Job Market in the Country

Wall Street Journal

#4 Metro for Economic Strength

POLICOM

#4 Best Place in America for Starting a Business

INC. Magazine

ANNUAL ECONOMIC IMPACT

Manufacturing | \$69.7 Billion
Health Care Management | \$67 Billion
Tourism & Hospitality | \$20.5 Billion
Music & Entertainment | \$15.9 Billion

ECONOMIC DRIVERS

If the natural beauty, climate, culture, and rich traditions of Greater Nashville were not reasons enough to move, the area is also a bustling hub of economic activity, one of the most prosperous cities in the South. Greater Nashville benefits from a particularly diverse economy, with key drivers ranging from healthcare to technology, corporate operations, manufacturing, tourism, music, art, entertainment, and supply chain management.

One of the most attractive growth centers in the nation, it is no wonder Nashville has ranked in the Top 10 Best American Cities for Job Growth for the past eight years. The city enjoys low unemployment, steady in-migration of well-educated, skilled workers and entrepreneurs, low taxes, and a favorable business climate. Perfect for companies interested in relocating or expanding their business.

CORPORATE BUSINESS CLIMATE

Corporate Income Tax Rate | 6.50%
Personal Income Tax Rate | 0%
Franchise Tax | 0.25%
Sales Tax Rate | 7% State (2.25-2.75% Local)



COST OF LIVING

0%

Personal Income

Tax Rate

NO PERSONAL INCOME TAX ON EARNINGS IN TENNESSEE

This saves the average relocating family between 3% and 10% of your income, or a savings of \$3,000 to \$10,000 more for every \$100,000 you earn.

98.8

Cost of Living Index

COST OF LIVING

Cost of living is below the U.S. average 98.8 on a scale of 100.

9.2%

Higher Income

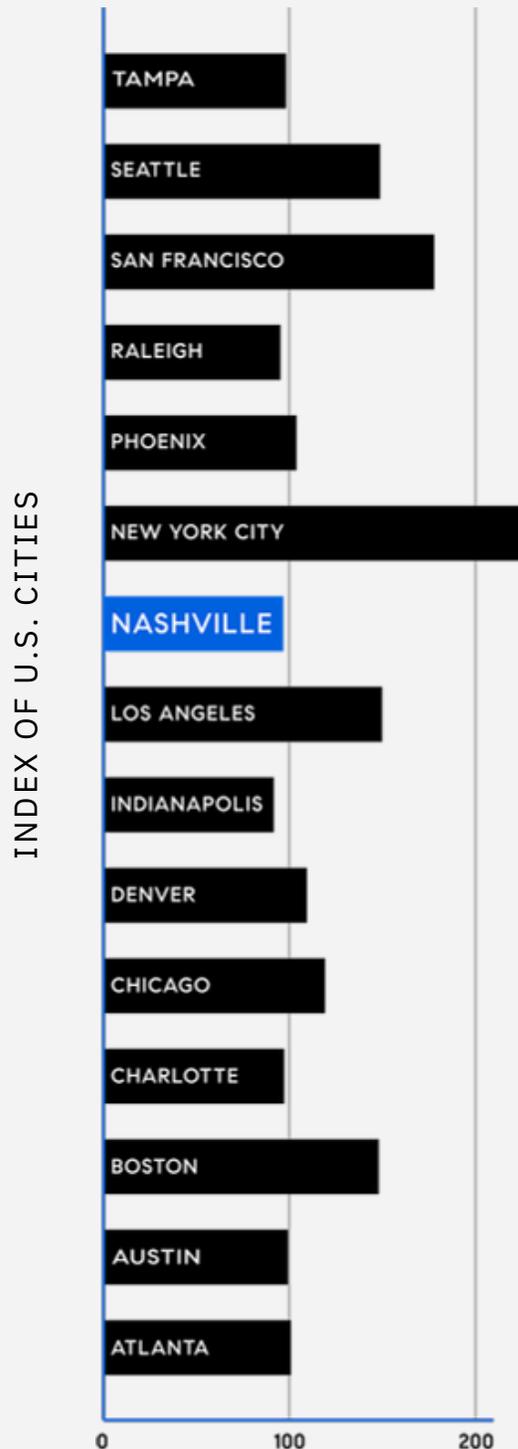
INCOME

Per Capita income is 9.2% higher than the national average.

Source: C2ER Cost of Living Index, 2023, US Bureau of Economic Analysis (BEA) 2022

Source: liveitnash.com

U.S. COST OF LIVING AVERAGE: 100



Source: C2ER Cost of Living Index, 2023, US Bureau of Economic Analysis (BEA) 2022

ACCESSIBILITY

One of the key reasons Nashville has become such a hotbed of job growth in America is a simple case of geography.

600

Average flights per day

8 Miles

Nashville International Airport is only 8 miles from Downtown

75%

of the U.S. market is within a 2-hour flight

Year-round

Nonstop international service to Calgary, Cancun, Edmonton, London, Montreal, and Vancouver

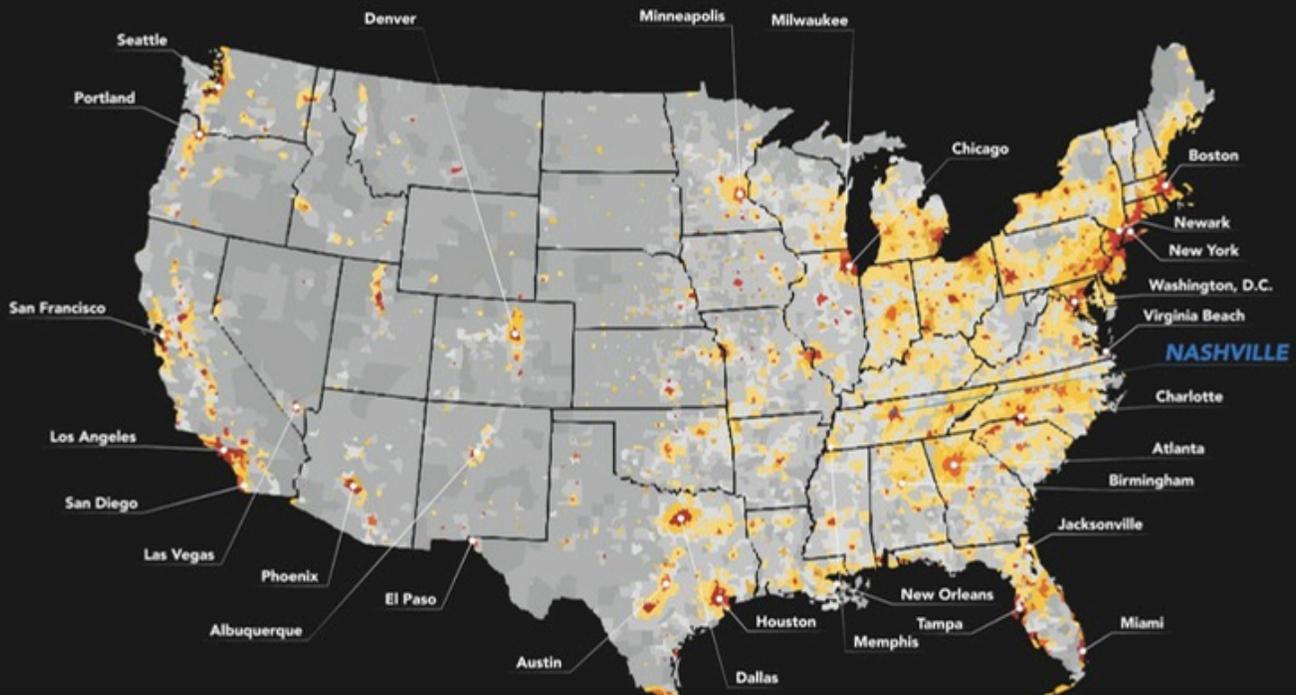
120

Non-stop flight destinations

3

Major interstates intersect here: I-40, I-24, and I-65

MORE THAN HALF OF THE NATION'S POPULATION RESIDES WITHIN 650 MILES OF NASHVILLE



JOB GROWTH

The Nashville region continues to draw talented professionals as career opportunities grow.

From 2021-2022, the region gained an average of 97 net new people per day. The 10-county Nashville region is home to over two million people and 60,000 businesses. A hub for health care, entertainment, manufacturing, hospitality, and technology, many corporate giants headquarter in Nashville including Nissan North America, Bridgestone Americas, Dollar General, HCA Healthcare, AllianceBernstein, iHeartMedia, Mitsubishi Motors, The ICEE Company, and Amazon.

Nashville named #1 Hottest U.S. Job Market

WallStreetJournal, 2023

LEADING INDUSTRIES

HEALTH CARE

332,305 Jobs • Direct & Indirect
\$68 billion • Annual Economic Impact

ENTERTAINMENT & MUSIC

80,757 jobs • Direct & Indirect
\$15.6 billion • Annual Economic Impact

ADVANCED MANUFACTURING

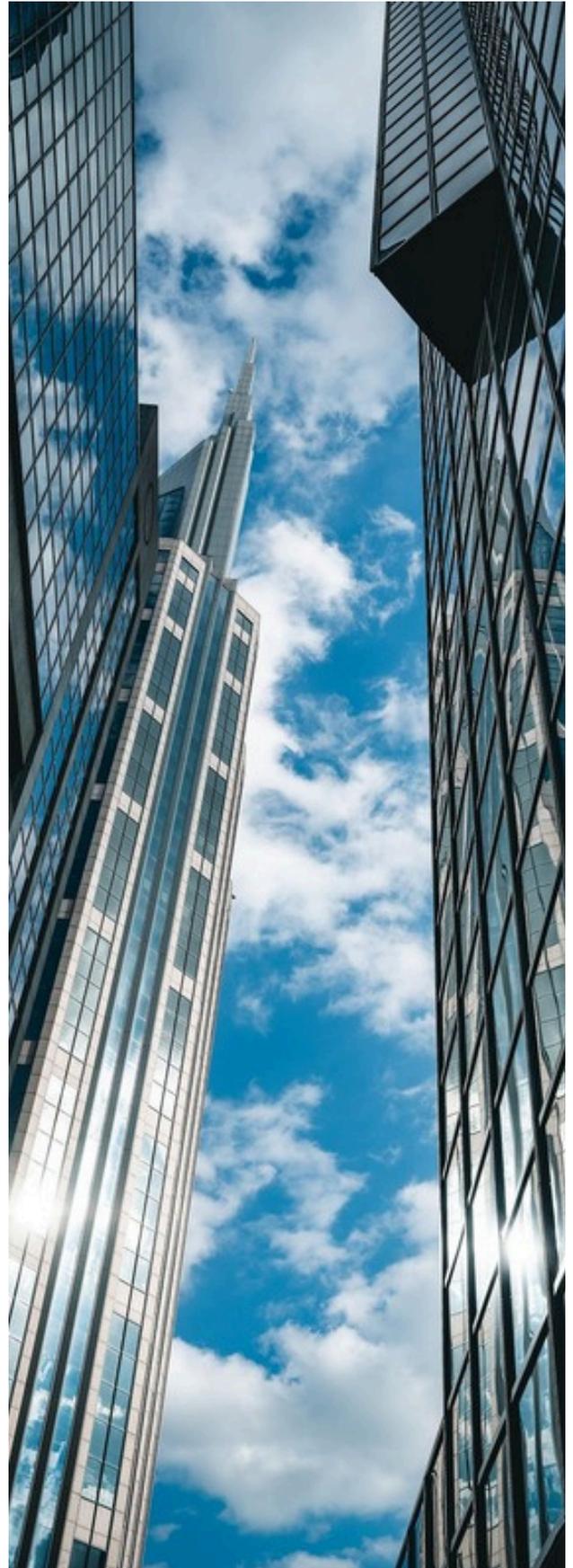
236,613 jobs • Direct & Indirect
\$69.7 billion • Annual Economic Impact

TOURISM & HOSPITALITY

106,115 jobs • Direct & Indirect
\$19 billion • Annual Economic Impact

TECHNOLOGY

62,876 jobs • Direct & Indirect
\$8 billion • Annual Economic Impact



SCHOOLS

Greater Nashville is home to some of the best schools in the nation, including over 65 private schools, a top-ranking public school system, and several nationally renowned colleges and universities.

HIGHER EDUCATION

Belmont University
Columbia State Community College
Fisk University
Lipscomb University
Middle Tennessee State University
Tennessee State University
Trevecca Nazarene University
Vanderbilt University

FREE COLLEGE FOR ALL

Tennessee is leading the nation in helping its resident access free college. Any graduating Tennessee high school student (tnpromise.gov) or adult without a degree (tnreconnect.gov) can attend two years, tuition-free at any of Tennessee's community colleges or Tennessee Colleges of Applied Technology.



POPULAR ATTRACTIONS

One could pick a different Nashville attraction to visit each weekend and still go an entire year without seeing all of them. And with local attractions often bringing in new exhibits, performers, products, and features, there's always something new to see and do in and around Nashville.

ATTRACTIONS

Adventure Park
Adventure Science Center
Arrington Vineyards & Winery
Assembly Food Hall
Belmont Mansion
Belle Meade Mansion
Big Machine Distillery
Bridgestone Arena
Cheekwood Estate & Gardens
First Horizon Park
Franklin Theatre
Gaylord Opryland
General Jackson Showboat
Goo Goo Shop & Dessert Bar
Jack Daniel's Distillery
Murals of Nashville Tour
Nashville Ballet
Nashville Symphony
Nashville Zoo at Grassmere
Nissan Stadium
Pinewood Social
Pins Mechanical Co.
Percy Priest Lake
Tee Line
Tennessee Performing Arts Center
Tennessee State Museum
The Parthenon
The Winery at Belle Meade
Trolley Tour
Warner Parks
Zanies Comedy Night Club

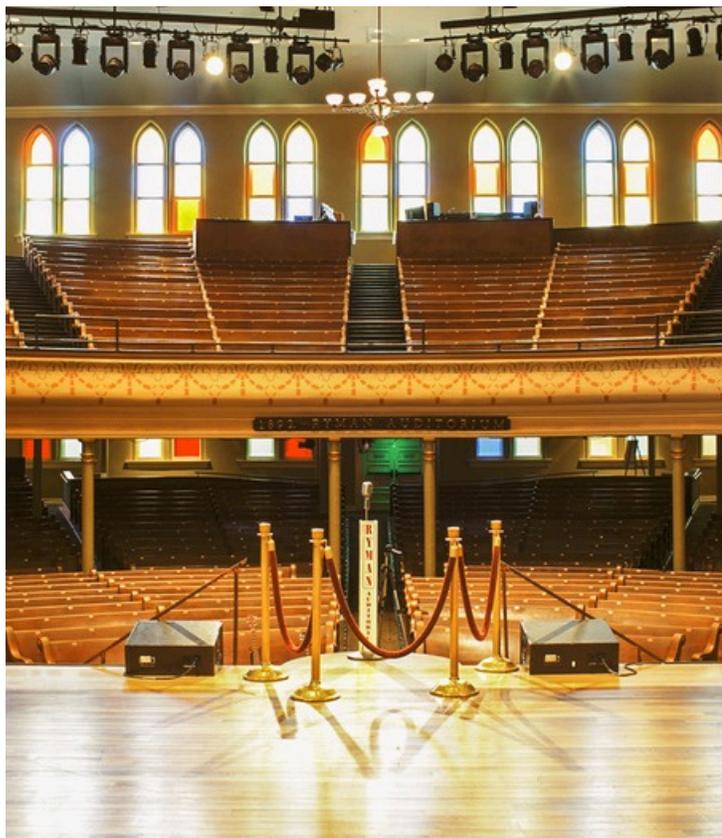
+ SO MANY MORE!



THE MUSIC SCENE

Nashville entered the 20th century as a sleepy college town and state capital. But in October of 1962, when Mayor Ben West put signs out on the road beckoning travelers to visit “The Grand Ole Opry” and “Music City U.S.A.,” Nashville officially became a music town, a key characteristic that the city fully embraced in the following decades.

Of all the city’s music attractions, none has earned as much widespread acclaim as Broadway’s Honky Tonks. Located in the heart of Downtown Nashville on Lower Broadway, this street features a row of bars and restaurants, live music reverberating from doors and windows, all establishments offering free entry, enabling visitors to check out dozens of bands in one night. Save your money for the tip jar, and get ready to experience what Music City is all about!



MUSIC VENUES Ascend
Amphitheater Cannery Ballroom
City Winery
EXIT/IN
Grand Ole Opry
Listening Room Cafe
Marathon Music Works Mercy Lounge
Ryman Auditorium Printers Alley
Schermerhorn Symphony Center The 5
Spot The Basement
The Bluebird Cafe
The End
The Station Inn

BARS + HONKY TONKS

Category 10 (Luke Combs)
Chief’s On Broadway (Eric Church)
Dierks Bentley’s Whiskey Row
Friends in Low Places Bar & Honky-Tonk
(Garth Brooks)
Honky Tonk Central
Jason Aldean’s Kitchen + Rooftop
Johnny Cash’s Bar & BBQ
Kid Rock’s Big Honky Tonk
Lainey Wilson’s Bell Bottoms Up
Legends Corner
Loser’s Bar + Grill
Luke’s 32 Bridge
Miranda Lambert’s Casa Rosa
Morgan Wallen’s This Bar
Nashville Underground
Odie’s (Old Dominion)
Ole Red Nashville (Blake Shelton)
Redneck Riviera Bar & BBQ
Riley Green’s Duck Blind
Robert’s Western World
The Stage
Tootsie’s Orchid Lounge

THE FOOD SCENE

As Nashville has evolved into an international melting pot of culture, art, business, and a diverse range of nationalities who call the city home, so too has the city attracted skilled restaurateurs from across the nation and world. Few cities can claim as wide a range of delightful cuisine as Nashville, from Music City's European and Oriental fare to the city's traditional, farm-to-table southern cooking.



NEW AMERICAN

5th & Taylor
Adele's
Butcher & Bee
Drusie & Darr
Etch
Henrietta Red
House of Cards
Rolf and Daughters
Tavern
The 404 Kitchen
The Dutch
The Hampton Social
The Optimist

SOUTHERN

Acme Feed & Seed
Butchertown Hall
Deacon's New South
Hattie B's
Husk
Liberty Common
Loveless Cafe
Marsh House
Merchants
Monell's
Puckett's Grocery

BBQ

Arnold's Country Kitchen
Edley's Bar-B-Que
Martin's BBQ Joint
Peg Leg Porker

BREAKFAST

Biscuit Love
Pancake Pantry
Frothy Monkey
Milk and Honey

STEAKHOUSE

E3 Chophouse
Kayne Prime
STK
The Southern Steak & Oyster
Jeff Ruby's
ITALIAN
All'Antico Vinaio
Emmy Squared
Folk
Luogo
V Modern Italian
Yolan

ASIAN

O-Ku
Sunda
Tánsuo
Two Ten Jack
Thai Ni Yom
Degthai
Maru
FRENCH
Margot Café
White Limozeen
Once Upon a Time in France
Cocorico French Bakery & Cafe

MEXICAN

Blanco
Redheaded Stranger
Saint Añejo
Superica
Bartaco
Rosepepper Cantina

+ SO MANY MORE!

SPORTS, MUSEUMS, PARKS + RECREATION

SPORTS

From the NFL's Tennessee Titans to the NHL's Nashville Predators, from college teams to local leagues, Nashville never ceases to entertain for the all-in sports fan. Year-round sporting events keep residents and visitors alike entertained, and newly renovated sports centers like Nissan Stadium guarantee an excellent place to watch the game.

MLS | Nashville Soccer Club

Minor League Baseball | Nashville Sounds

NHL | Nashville Predators

NFL | Tennessee Titans

Vanderbilt University Sports

NASCAR

MUSEUMS

When Nashville was founded in 1806, city planners committed themselves to preserving their history and culture. That commitment stayed at the heart of Music City in the following centuries, a tradition that is proudly displayed in today's museums, art centers, Halls of Fame, restored centennial buildings, and well-cared-for historic sites.

Andrew Jackson's Hermitage

Belle Meade Historic Site & Winery

Country Music Hall of Fame and Museum

Frist Art Museum

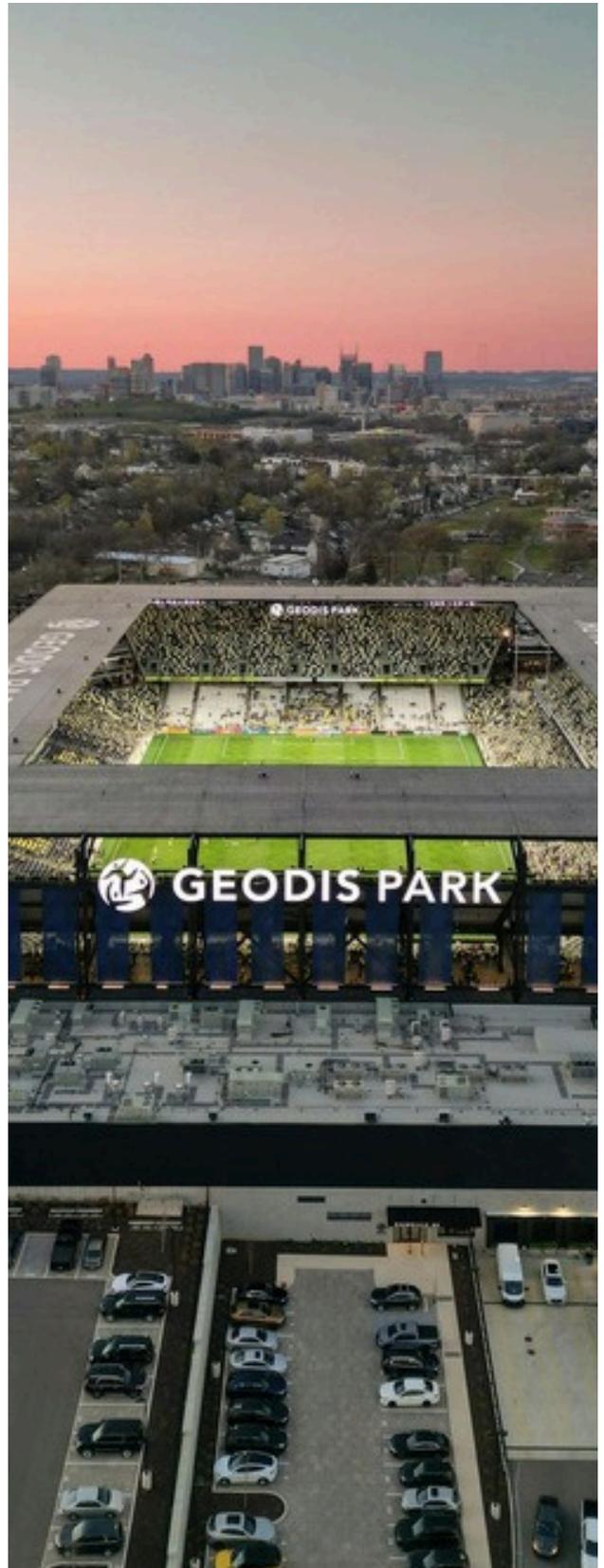
Musicians Hall of Fame & Museum

National Museum of African American Music

Tennessee Sports Hall of Fame

Tennessee State Museum

The Patsy Cline Museum



ANNUAL EVENTS

The Country Music Capital of the World is home to not just music events! Nashville and the surrounding areas have events every month from large-scale, city-wide happenings to localized community gatherings, steeplechases to art festivals, holiday events to restaurant and brewery festivals, home and garden get-togethers to the infamous Tennessee State Fair.



JANUARY

Nashville Originals Restaurant Week
Nashville Boat Show
Nashville Auto Festival

FEBRUARY

East Nashville Restaurant Week
The Antiques & Garden Show of Nashville
Nashville Wine Auction Pairings

MARCH

Tin Pan South
Nashville Home + Remodeling Show
Nuit Belge

APRIL

Nashville Fashion Week
Nashville Spirits & Cocktail Festival
CMT Awards

MAY

Iroquois Steeplechase
Tennessee Craft Fair
Sevier Park Fest

JUNE

CMA Fest
Bonnaroo Music & Arts Festival
Nashville Pride Festival

JULY

Let Freedom Sing! Music City July 4th
Music City Brewers Festival
Red, White & Zoo

AUGUST

Tomato Art Fest
Shakespeare in the Park
Tennessee State Fair

SEPTEMBER

Live on the Green
ACM Awards
Nashville Whiskey Festival

OCTOBER

Nashville Film Festival
Fall Fest at The Hermitage
Tennessee Beer + Wine Festival

NOVEMBER

Cheekwood's Holiday LIGHTS
CMA Music Awards
Nashville Design Week

DECEMBER

Jack Daniel's Music City Midnight:
New Year's Eve in Nashville
Gaylord Opryland's A Country Christmas
Music City Bowl

COMPASS
SUCCESS
IN GREATER
NASHVILLE
#1

Brokerage by Sales
Volume in 2024*

\$8.72B

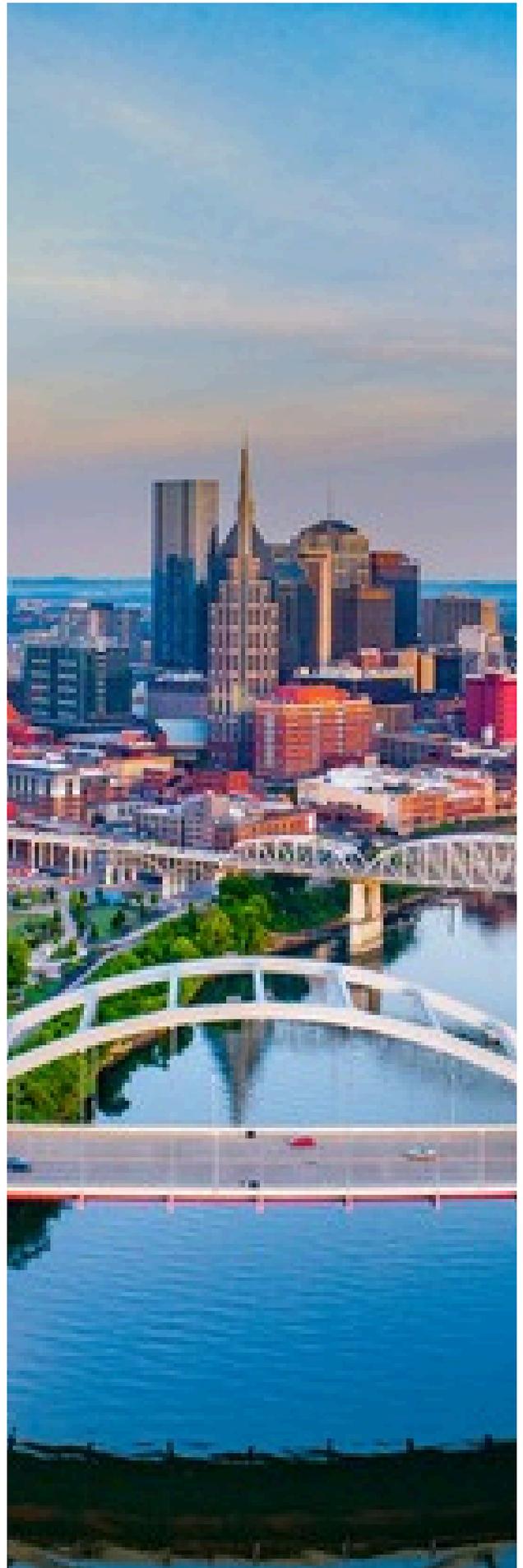
Total Sales
Volume in 2024*

#1

Brokerage by Units
in 2024*

10,841

TotalSalesUnits
in 2024*



AREAS WE COVER

Compass Nashville serves clients relocating into, around, and out of all of Middle Tennessee. Although we focus on Davidson County, Williamson County, and Rutherford County, our agents also serve the Greater Nashville area, having driven the two-lane country roads, explored the hiking trails and bike paths, and learned the intricate details of the housing markets in every Middle Tennessee county.



COUNTIES WE SERVE

DAVIDSON COUNTY

POPULATION: **715,884**

There's a reason why Davidson County is one of the fastest-growing and most populated counties in the Volunteer State. The downtown is an internationally renowned entertainment hub, a center of urban-modern homes and high rises, and the location of the Tennessee State Capitol. Here you'll find a panoply of historic architecture, outdoor art installations, state government centers, non-profit headquarters, and live music Honky Tonks, all on the same block.

Davidson County is home to 24/7 live music, bustling nightlife, trendy boutiques, coffee shops, bars, and upscale restaurants. There are also elegant and peaceful suburban neighborhoods shaded by mature trees and complete with a mix of Tudors, estates, restored centennials, Cape Cod and Craftsman-style homes, and modern new-builds. It is both vibrant and memorable, trendy and modern, yet also vintage and historic.

WILLIAMSON COUNTY

POPULATION: **247,726**

Williamson County cities, villages, and rural areas offer an entirely unique experience. Out of Nashville but still just a short drive from it, Williamson County is home to Middle Tennessee gems like Franklin, Leipers Fork, Thompson's Station, and Brentwood. Residents enjoy larger parcels in the rural paradise that this area is known for.

Tennessee's most affluent county is idyllic and peaceful, a living tapestry of rolling hills, farms, stables, and forested lands. The county has outstanding public schools, a strong and growing business climate, and the same verve for live music, the arts, and festivals that one will find in Nashville.

Williamson County is adorned with historic homes, estates, sprawling ranches, centennial farmhouses, Tudors, and quiet, cozy neighborhoods dotted with new-builds and townhomes. The county has much of the same aesthetic and sense of community strength as Nashville does, but interplayed against a backdrop of a quieter, more rural setting.

RUTHERFORD COUNTY

POPULATION: **341,486**

A powerful magnet for new residents and businesses, Rutherford County is a part of everything that metropolitan Nashville has to offer but at a more affordable price point. Rapid development and an eye for the aesthetics in urban design and planning have made "RuthCo" a modern-day suburbia, ideal for anyone who desires a comfortable life just outside the city. Rich in Tennessee history and culture, Rutherford County is also home to historic sites like Stones River National Battlefield, Oaklands Mansion, Bradley Academy Museum, Historic Cannonsburgh Village, and the Sam Davis Home and Museum.

COUNTIES WE SERVE

SUMNER COUNTY

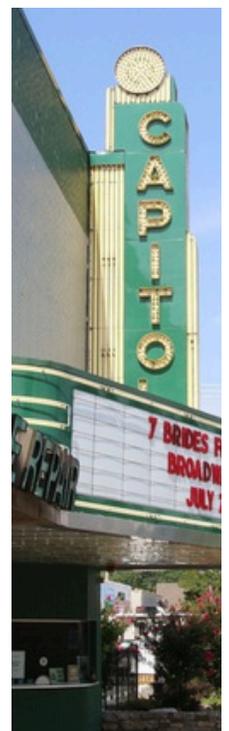
POPULATION: **211,721**

Sumner County welcomes newcomers with its unique blend of country music heritage, rich tapestry, and diverse communities that each contribute their own character to the cultural landscape. Positioned along the shores of Old Hickory Lake just north of Nashville, the county offers legendary historic sites like Rock Castle and Cragfont State Historic Site alongside vibrant festivals such as Sumner Fest at Sanders Ferry Park, while residents enjoy a distinctive lifestyle that blends outdoor recreation at places like Bledsoe Creek State Park with cultural attractions, historic main streets, and waterfront areas filled with local shops, restaurants, and venues that reflect the county's warm Southern hospitality and deep appreciation for both history and music.

WILSON COUNTY

POPULATION: **169,948**

Wilson County offers newcomers a welcoming blend of Southern hospitality and small-town charm, positioned just east of Nashville in Middle Tennessee. The area encompasses distinct municipalities including Lebanon (the county seat), Mount Juliet, and Watertown, each with its own character, local dining traditions, and community celebrations that reflect the region's rich heritage and friendly atmosphere. The county's cultural fabric is woven through seasonal festivals, farmers markets, historic downtown districts, and community events that bring neighbors together throughout the year. Residents enjoy access to lakes for recreation, local parks, and vibrant main streets filled with family-owned businesses, antique shops, and restaurants serving everything from traditional Southern cuisine to diverse international flavors.



NEIGHBORHOODS

VISITMYWEBSITEFORMORENEIGHBORHOOD INFORMATION:

<https://williamclendening.com/>

HILLSBORO/WEST END *DAVIDSON COUNTY*

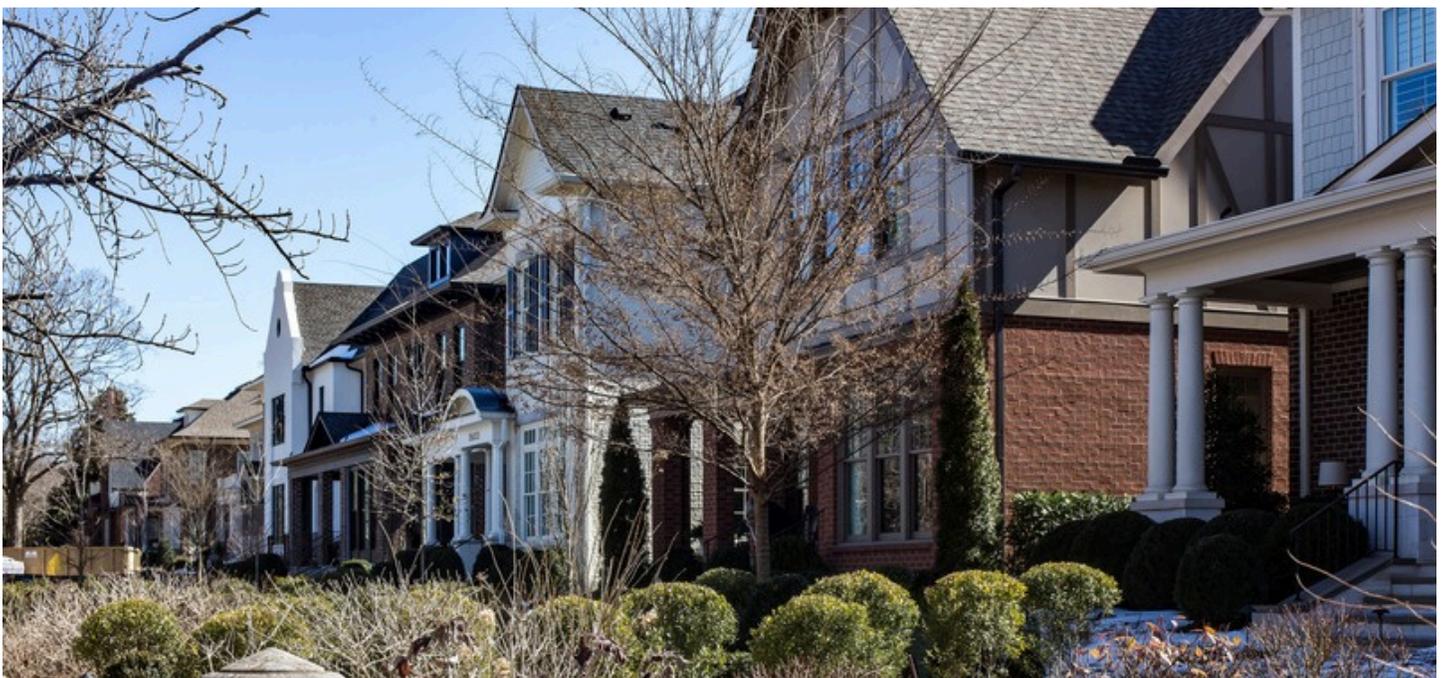
Hillsboro and West End are unique and special. These neighborhoods are home to iconic universities like Vanderbilt, Belmont, and Lipscomb, giving the area that nostalgic college town vibe while being within walking distance of amenities like Music Row, Belcourt Theatre, several parks and plenty of shopping opportunities. Hillsboro/West End offers the good life, all within a few blocks of home. One of the strongest markets in Nashville, Hillsboro/West End properties hold their value and appeal for generations.

BELLE MEADE *DAVIDSON COUNTY*

Nationally renowned for famous attractions like the Belle Meade Plantation, Cheekwood Estate & Gardens, and the Edwin/Percy Warner Park system, Belle Meade inspires and excites visitors and residents alike with its historic and stunning homes. Because the neighborhood was developed on the former Belle Meade plantation, this suburban paradise was designed with large lots, mature hardwood trees dotting property lines, and quiet, winding two-lanes that guide visitors over rolling hills and through forested lanes.

THE NATIONS/SYLVAN PARK *DAVIDSON COUNTY*

Thought to be two of Nashville's up-and-coming neighborhoods, The Nations and Sylvan Park have experienced some of the most well-planned, strategic growth the city has ever known. Entire streets of historic residences are experiencing renovations and restorations to blend their historic architecture and design with modern amenities and comforts. The community is also ideally positioned near prominent thoroughfares that feature great restaurants, large green spaces, historic buildings, and several direct lanes of travel into Nashville.



NEIGHBORHOODS

EAST NASHVILLE *DAVIDSON COUNTY*

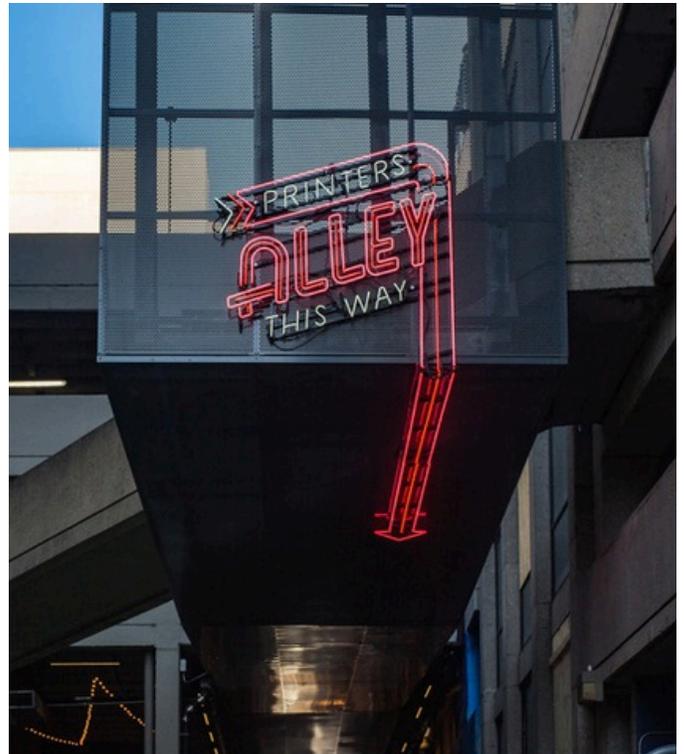
There aren't enough synonyms for "hip" to do East Nashville justice. One has to step into this bona fide "cool town" to understand why East Nashville earns 1st place for Middle Tennessee's eclectic, artsy, thriving, historic, and chic neighborhood. Wonderful experiences abound on every corner, from tasty food to stunning murals, live music, expansive park spaces, historic homes, and modern new-builds.

GREEN HILLS/FOREST HILLS *DAVIDSON COUNTY*

Appropriately titled, stepping into Green Hills and Forest Hills feels like escaping into an arboreal fairytale. Though the neighborhood is just blocks away from Nashville's most prized shopping districts, high-end retailers, famous restaurants, and excellent schools, the mature forests of the Green Hills/Forest Hills region have been preserved and well-tended, offering an idyllic setting of shaded, wooded, private living right in the heart of Music City.

DOWNTOWN/SOBRO *DAVIDSON COUNTY*

Colloquially titled "SoBro" (South of Broadway), this neighborhood is the crown jewel of downtown Nashville. Home to major attractions like the Music City Center, Omni Hotel, The Southern, Etch, and Pinewood Social, here you will find luxury urban living with all of the best 21st-century amenities. SoBro is just a short walk from Broadway honky-tonks, with 24/7 live music right around the corner. With consistent development and growth, it's no surprise that SoBro has seen a huge increase in new homes for sale.



NEIGHBORHOODS

GERMANTOWN *DAVIDSON COUNTY*

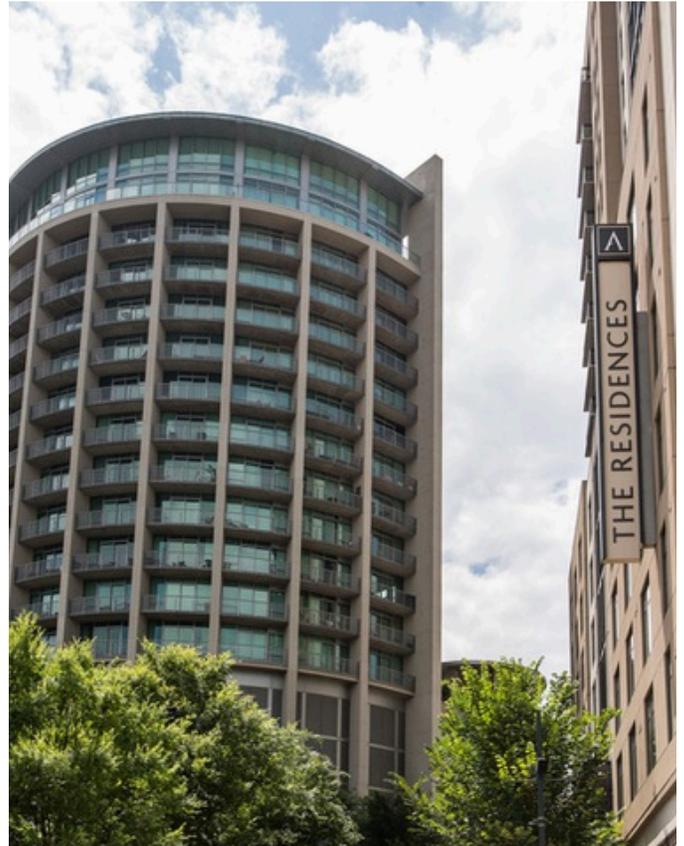
Incorporated into the City of Nashville in 1865, Germantown maintains its iconic history in buildings, centennial houses, and verdant parks, all while embracing a charming, chic-modern appeal in its shops, restaurants, and recreational centers. Much like other Nashville neighborhoods, Germantown is known for its strong sense of community, the solidarity of its residents, and the volunteer nature of locals. This sense of safety and togetherness is seen as highly desirable, particularly for new homeowners.

BERRY HILL/MELROSE *DAVIDSON COUNTY*

Berry Hill/Melrose is a growing, vibrant neighborhood known for its eclectic shops, vintage recording studios, famed music publishers, and locally-owned small businesses. From charming cottage homes to new developments, a house feels like a home in Berry Hill/Melrose. For prospective business owners, Berry Hill/Melrose is known for consistent new business growth each year.

THE GULCH/MIDTOWN *DAVIDSON COUNTY*

Once the site of Nashville's bustling railroad district, The Gulch/Midtown blends its industrial history with top-notch urban living thanks to modern-style homes and offices, fantastic restaurants, stylish boutiques, and exceptional entertainment venues. Trendy and walkable, The Gulch and Midtown have everything you need close to hand, all just a few blocks from downtown.



NEIGHBORHOODS

FRANKLIN WILLIAMSON COUNTY Founded in 1799, Franklin lives and breathes its history like no other. From its famous “Franklin on Foot” walking tour that shows just how much can be seen from the city’s sidewalks to other icons like Historic Main Street, the 1938 Franklin Theatre, and centennial, even bi-centennial homes and businesses, Franklin melds its unique history into a story of growth, prosperity, and togetherness. Recently named one of the nation’s best places to live, Franklin is truly a charming place to settle as it embodies a commitment to community, a soul-deep feature of the South.

BRENTWOOD WILLIAMSON COUNTY

Well-organized and peaceful with large residential lots and stunning geography, it’s no surprise that Brentwood is one of Tennessee’s most coveted residential communities. Home to one of the nation’s Top 10 Libraries for Children, a hub for businesses and executives, with desirable recreational amenities around every corner and top-ranking in its high standard of living, new families from across the nation find home in Brentwood, Tennessee.

MURFREESBORO RUTHERFORD COUNTY

Murfreesboro is the county seat of Rutherford County, located approximately 35 miles southeast of downtown Nashville. Murfreesboro continues to experience rapid business and residential growth, making it one of the most highly desired places to live in Middle Tennessee. You’ll find everything you need here to live a comfortable life without feeling the pressures of a big city. Come home to farms, starter subdivisions, gated communities, amazing parks, and historical sites. The ‘down-home feel’ and sense of community are strong in Murfreesboro, especially with the increased development of well-planned infrastructure and local amenities.



NEIGHBORHOODS

MT. JULIET WILSON COUNTY

Just 15 miles east of Nashville’s city center, Mt. Juliet has an endless supply of shopping, experiences, and entertainment. Mt. Juliet has exploded with growth over the last two decades primarily with out-of-state families seeking new opportunities in Greater Nashville. Award-winning cuisine, highly rated public schools, sprawling home lots with lots of yard space, and easy access to the city have made Mt. Juliet an up-and-coming favorite.

HENDERSONVILLE SUMNER COUNTY

Famously known as the “City by the Lake,” the quaint community of Hendersonville is nestled along the Cumberland River, adjacent to Old Hickory Lake, and just 20 miles northeast of Nashville. Home of late, great musicians and contemporary artists alike (Johnny Cash, Conway Twitty, Taylor Swift), Hendersonville is known for its waterfront homes, gorgeous parks, and sprawling greenways. Affordable housing, highly rated schools, and a delightful array of recreational amenities perfect for any time of year have made Hendersonville one of the fastest-growing cities in Middle Tennessee.

GALLATIN SUMNER COUNTY

Located in the center of Sumner County and just 23 minutes northeast of Nashville, Gallatin lives up to its motto, “True Grit. Amazing Grace.” The city is nestled next to Old Hickory Lake, a popular fishing, swimming, and water sports destination. Gallatin is steeped in history, dating back to its founding in 1802 and known for the American icons who walked its streets (President Andrew Jackson, Sam Houston, and Governor William Trosdale). Today, Gallatin thrives with unique shopping boutiques, delicious dining options on every corner, family-friendly festivals year-round, and a memorable historic downtown square.





WILLIAM CLENDENING

As a Nashville real estate agent, I'm proud to call this city home. Born and raised here, I've always valued the strong sense of community and the importance of safe, affordable housing. I understand not only the financial value of real estate but also the role a home plays in people's lives. For more than 20 years, I've had the privilege of serving residents across Nashville and Middle Tennessee. My experience includes helping clients buy and sell homes, being on the leadership team of a real estate company to empower other agents, and directing Tennessee's Foreclosure Prevention efforts. More recently, I've worked with a team dedicated to ending homelessness in Nashville. These opportunities have given me a unique perspective and a deep understanding of the housing industry. The real estate market is always changing, but so am I. As a veteran, I approach challenges with discipline and integrity, and I remain committed to serving my clients with honesty and dedication. Whether you're a first-time homebuyer, relocating to Tennessee, or planning to sell your home, you can count on me to guide you through the process and help you achieve your real estate goals..

Let me show you why I am the right agent for you.



When you work with me, you will get:

- A Trusted Advisor
- Effective Communication
- Nashville Market Expertise
- Excellent Problem Solving
- Experienced Negotiator
- Responsiveness
- Tech Savviness
- Always prioritize my client's best interests
- Connection to Resources
- Extensive Network
- Consistency

NOTABLE TRANSACTIONS



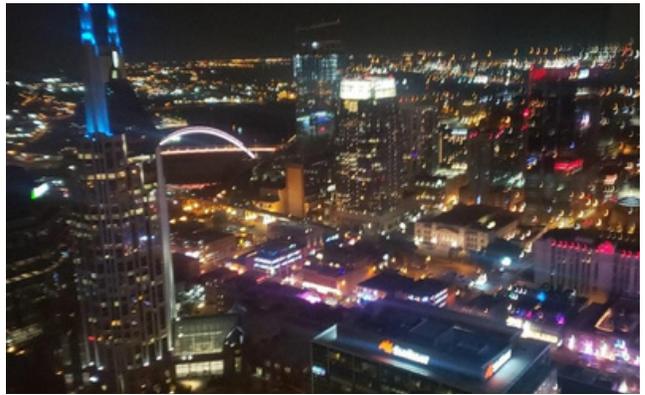
126 Tom Walker Drive
Listing Neighborhood
3 BD 4 BA 3180 SF \$759,900



5 Luther Lane
Listing Neighborhood
3 BD 3 BA 2520 SF \$790,000



7404 Kreitner Drive
Bellevue Highlands
3 BD 3 BA 2456 SF \$584,999



515 Church Street, Unit 3906
Urban Residents
2 BD 2 BA 1190 SF \$1,100,000



932 B Cahal Avenue
Renraw
4 BD 3 BA 2554 SF \$605,000



7013 Collinswood Drive
Poplar Creek Estates
3 BD 2 BA 2680 SF \$600,000

CLIENT TESTIMONIALS

Dave Bartels

5 Stars

When it came time to find a house that met all our needs we knew Bill was the perfect person for the job. We sold our first home with Bill well over a decade ago and bought our second home with Bill. Bill took all the worries out of a stressful time with constant communication and advise. Our third move wasn't necessary, we told Bill we only wanted to move for a house that matched a list of our needs and wants. He found that. He made both transactions easy and now we have a house that has everything we wanted. I would highly recommend Bill when it comes time to buy or sell or if you just want to see if your perfect house is out there.

~~Megan Lindsey~~

5 Stars

Bill is a top-notch real estate professional who has successfully handled multiple transactions for me and my family. He approaches every deal with passion, precision, and unwavering dedication, making the entire process seamless from start to finish. Whether buying or selling, Bill's expertise, clear communication, and proactive problem-solving give you confidence every step of the way. I highly recommend Bill to anyone looking for a trustworthy, skilled, and genuinely caring real estate agent

Clark Smith

5 Stars

Bill's level of commitment, effort, and integrity in the sale and purchase of our last homes far exceeded what I expected from any realtor. And that was during the worst financial crisis of the last 80 years! It's safe to say Mr. ClenDening has seen it and fixed it at this stage.

Tricia Hassell

5 Stars

As a very picky first-time buyer, I know I wasn't easy to please — but Bill was endlessly patient and supportive through the entire process. He took the time to understand exactly what my husband and I wanted, never rushed or pressured us, and guided us with honesty and care. Thanks to his persistence and expertise, we found the perfect first home! We couldn't be happier and highly recommend Bill to anyone looking to buy or sell!

Alex Abels

5 Stars

I have had the pleasure of working with Bill ClenDening on several transactions over the years, both buying and selling, and I cannot recommend him highly enough. His guidance has been consistently invaluable, he has a keen ability to assess properties not just for livability, but for long-term investment potential. On more than one occasion, his insights steered me away from homes that would not have been wise purchases. Most recently, he helped me find and secure my current home, which turned out to be an incredible value. He put in the time and effort to identify the opportunity early, navigate the paperwork efficiently, and ensure everything moved smoothly through closing. His work ethic, attention to detail, and depth of market knowledge set him apart. I trust his judgment completely and would gladly work with him again on any future real estate needs



COMPASS RE